

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** June 28, 2017

**TO:** Vincent P. Bertoni, Director of Planning  
Department of City Planning

**Attn:** Alejandro A. Huerto, City Planning Associate  
Department of City Planning

**FROM:** Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation

**RECEIVED**  
CITY OF LOS ANGELES

JUL 12 2017

MAJOR PROJECTS  
UNIT

**SUBJECT: CROSSROADS HOLLYWOOD – NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL REPORT**

This is in response to your May 11, 2017 letter requesting a review of your proposed mixed-use project located at 1540-1552 Highland Ave, 6700-6760 Selma Ave, 6663-6675 Selma Ave, 1543-1553 McCadden Place, 1542-1546 McCadden, 1501-1573 Las Palmas Ave, 1500-1570 Las Palmas Ave, 1600-1608 Las Palmas Ave, and 6665-6713 ½ Sunset Blvd, Los Angeles CA 90028. The proposed project will demolish the existing uses in the Project Site and will replace with eight new mixed-use buildings with residential, hotel, commercial/retail, office entertainment, and restaurant uses. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

**Projected Wastewater Discharges for the Proposed Project:**

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
Residential: APT- Bachelor	75 GPD	20 UNITS	1,500
Residential: APT- 1 BDRM	110 GPD	30 UNITS	3,300
Residential: APT- 2 BDRM	150 GPD	30 UNITS	4,500
Residential: Duplex- 2 BDRM	150 GPD	2 UNITS	300
Residential: Duplex- 3 BDRM	190 GPD	2 UNITS	380
<i>Proposed</i>			
<b>Development Parcel B</b>			
Residential: Condo- 1 BDRM	110 GPD	38 UNITS	4,180
Residential: Condo- 2 BDRM	150 GPD	114 UNITS	17,100

Residential: Condo- 3 BDRM	190 GPD	38 UNITS	7,220
Residential: APT- Bachelor	75 GPD	273 UNITS	20,475
Residential: APT- 1 BDRM	110 GPD	136 UNITS	14,960
Residential: APT- 2 BDRM	150 GPD	273 UNITS	40,950
<b>Development Parcel D</b>			
Residential: APT- Bachelor	75 GPD	50 UNITS	3,750
Residential: APT- 1 BDRM	110 GPD	10 UNITS	1,100
Residential: APT- 2 BDRM	150 GPD	18 UNITS	2,700
Coffee Shop	25 GPD/SEAT	416 SEATS	10,400
Restaurant	30 GPD/SEAT	2,621 SEATS	78,630
<b>Total</b>			<b>191,485</b>

**SEWER AVAILABILITY**

The sewer infrastructure in the vicinity of the proposed project includes two discharge points. The first discharge point connects to an existing 8-inch line on Las Palmas Ave and feeds into a 12-inch sewer line on Sunset Boulevard. The second discharge point connects to an existing 8-inch line on McCadden Place and feeds into a 14-inch line on De Longpre Avenue. The sewage from both of the existing 8-inch lines discharges into a 30-inch sewer line on Las Palmas Avenue. Figure 1 and Figure 2 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch and 12-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer systems are as follows:

**Discharge Path 1:**

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Las Palmas Ave	*	584,660 GPD
8	Las Palmas Ave	14	512,781 GPD
12	Sunset Blvd	*	501,424 GPD
30	Las Palmas Ave	15	15.07 MGD
30	Las Palmas Ave	6	15.76 MGD

\* No gauging available

**Discharge Path 2:**

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	McCadden Pl	*	532,898 GPD
14	De Longpre Ave	20	721,163 GPD
30	Las Palmas Ave	15	15.07 MGD
30	Las Palmas Ave	6	15.76 MGD

\* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at [chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org).

### **STORMWATER REQUIREMENTS**

LA Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

### **POST-CONSTRUCTION MITIGATION REQUIREMENTS**

The project requires implementation of stormwater mitigation measures. These requirements are based on Stormwater Low Impact Development (LID) requirements. The projects that are subject to LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: [www.lastormwater.org](http://www.lastormwater.org). It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

### **GREEN STREETS**

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements.

### **CONSTRUCTION REQUIREMENTS**

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is

between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3<sup>rd</sup> Floor, Station 18.

### **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive

during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

### **SOLID RESOURCE REQUIREMENTS**

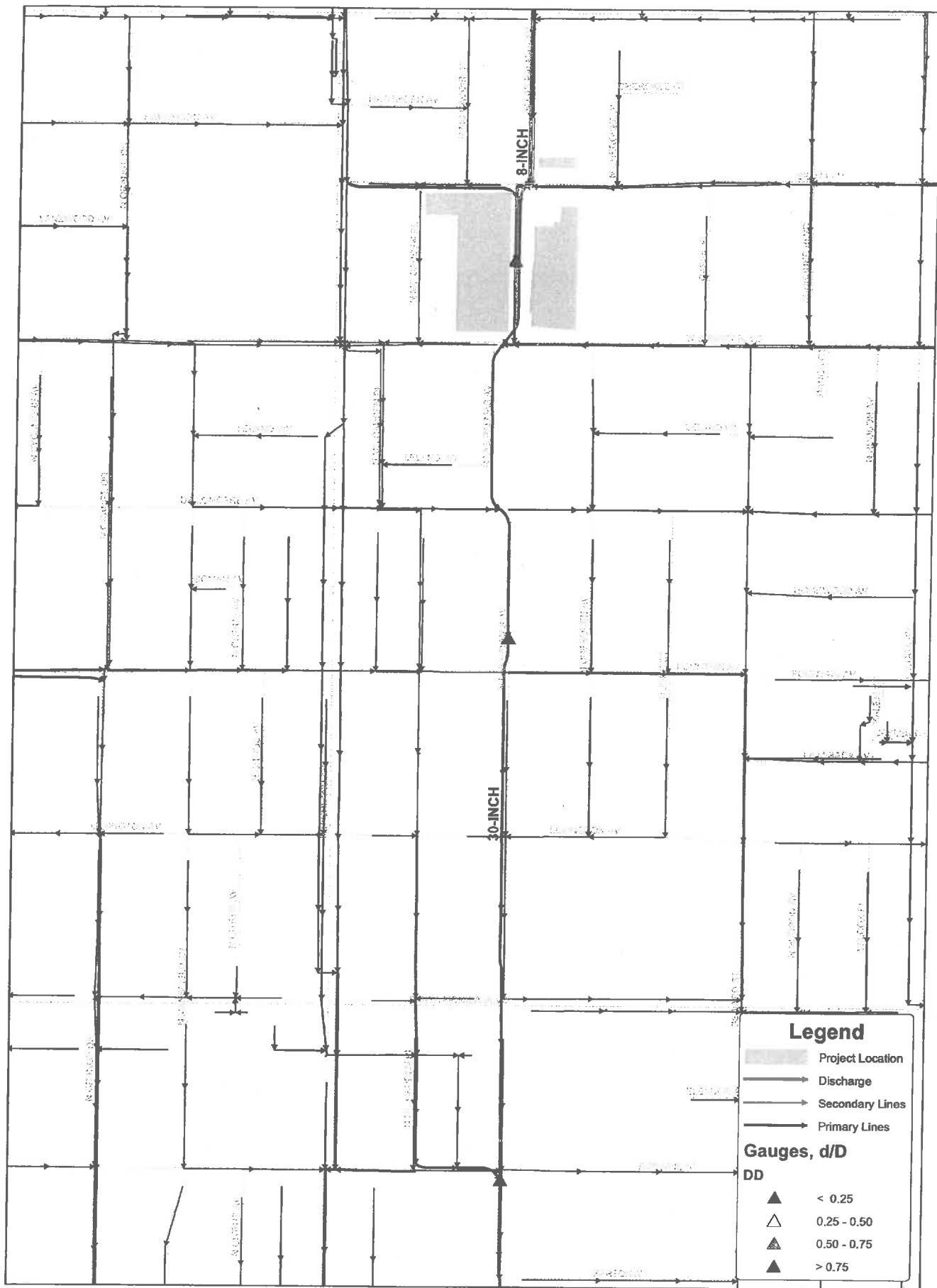
The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

AL/AP:yv

Attachment: Figure 1 – Discharge Path 1 Sewer Map  
Figure 2 – Discharge Path 2 Sewer Map

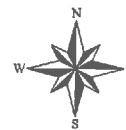
c: Kosta Kaporis, LASAN  
Daniel Hackney, LASAN  
Christopher DeMonbrun, LASAN





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**Figure 1**  
**Crossroads Hollywood**  
**Discharge Path 1**  
**Sewer Map**

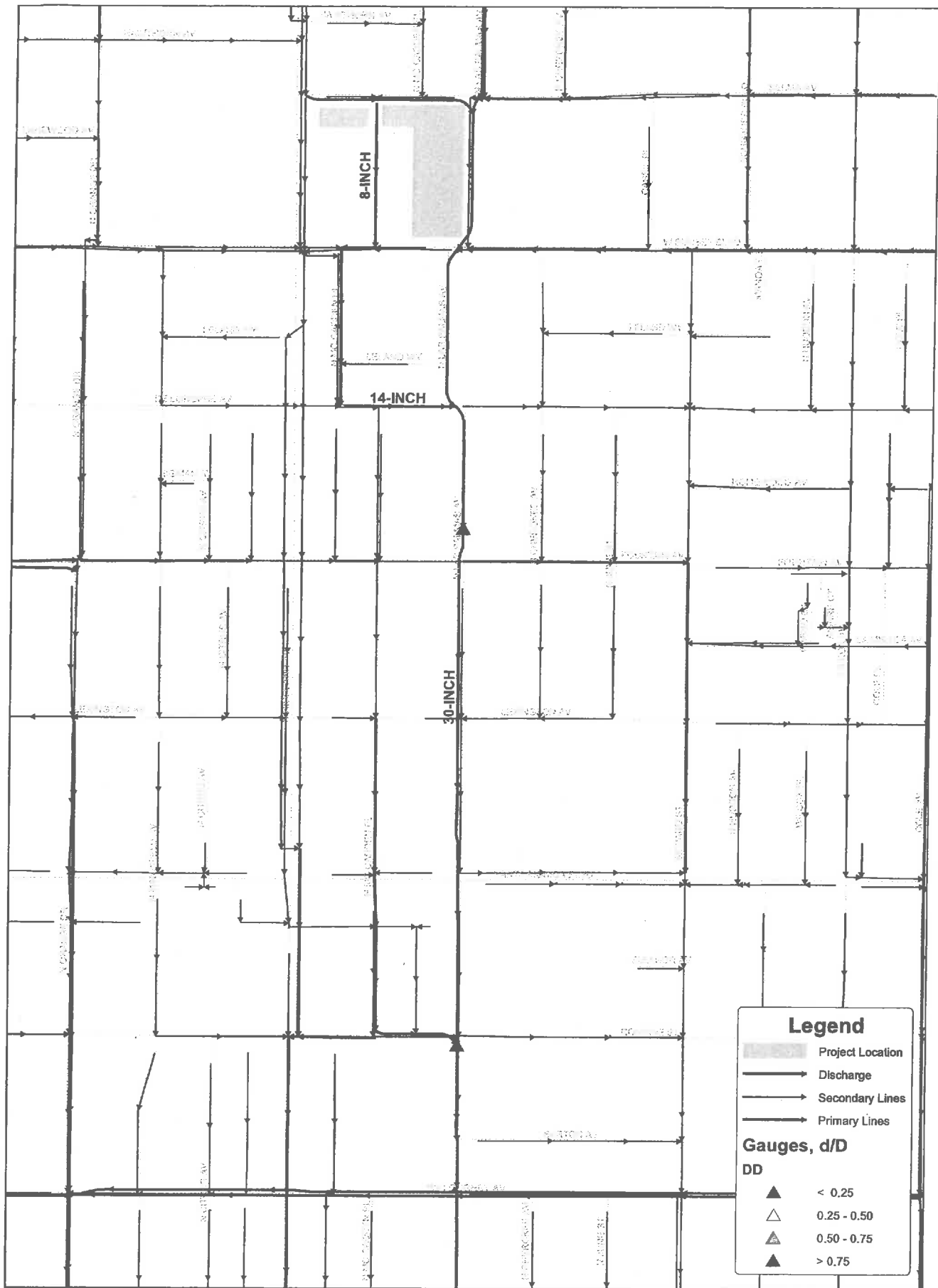


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**Figure 2**  
**Crossroads Hollywood**  
**Discharge Path 2**  
**Sewer Map**



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